



THE
A-TEAM

**RE/MAX
FIRST**

4324 CENTRE A Street, Calgary T2E 3B1

MLS® #: **A2180625** Area: **Highland Park** Listing Date: **11/22/24** List Price: **\$400,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1957**
 Lot Information
 Lot Sz Ar: **4,165 sqft**
 Lot Shape:

DOM

29
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow, Side by Side**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Lane, Back Yard, Front Yard, Landscaped**
 Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance, Private Yard**
 Construction: **Stucco**
 Flooring: **Carpet, Hardwood, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	15`0" x 9`6"	Bedroom	Main	10`11" x 8`11"
4pc Bathroom	Main		Bedroom - Primary	Main	11`8" x 10`10"
Living Room	Main	18`5" x 13`1"	Bedroom	Lower	13`5" x 10`9"
4pc Bathroom	Lower				

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **8811165**

Remarks

Pub Rmks: **Discover the potential of this massive 75' x 130' lot located on a quiet street in the vibrant and evolving community of Highland Park. Zoned RC-G, this property offers unparalleled flexibility for future builds, making it a dream for developers and investors alike. Currently home to a side-by-side duplex, each unit features both upper and lower living spaces, providing options for rental income or a holding property with a bit of TLC. The east-facing orientation offers the possibility of stunning views with a future two-storey build, adding to the property's long-term appeal. This prime location puts you in one of Northwest Calgary's most exciting neighborhoods, surrounded by amenities, parks, and easy access to downtown. Please note: Units 4324 and 4326 must be sold together. Don't miss your chance to secure this exceptional opportunity and be part of Highland Park's growth story!**

Inclusions: **N/A**

Property Listed By: **Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

